

Before the Board of Zoning Adjustment, D. C.

Application No. 12244, of the Presidents and Directors of Gonzaga College (a non-profit corporation), pursuant to sub-section 8207.2 of the Zoning Regulations, for a special exception under Sub-section 3101.42 to permit the proposed addition of a gymnasium-activities building on the campus of the school, in the R-4 and C-2-A Districts, at 19 Eye Street, N. W., Lot 831, Square 622.

HEARING DATE: October 20, 1976

DECISION DATE: November 17, 1976

FINDINGS OF FACT:

1. The subject property is located in the R-4 and C-2-A Districts.
2. The property is presently improved with a school facility known as Gonzaga College High School.
3. The property which is the subject of this application is located in the Northwest Urban Renewal Area, Project No. 1.
4. The school complex, including the proposed expansion, is located between "H" Street and "K" Street and bounded on the East by North Capitol Street, Northwest, all of which are arterials.
5. The land uses surrounding the expansion site include the existing Gonzaga High School buildings to the south and east, a five (5) story apartment building and four (4) story medical - office building to the west, and an alley beyond which are a number of townhouses fronting on "K" Street to the north.
6. The proposed gymnasium - activities building is needed by the applicant to serve its existing student body which presently numbers approximately 540 students. The school has no gymnasium as such and utilizes a portion of the basement in its existing building for indoor athletic activities.
7. The proposed new building will be utilized on a year round basis, but especially during the school year, for recreational, athletic and extra-curricular activities.

Supervision will be under the direction of the President of Gonzaga.

8. The proposed new building is to be of masonry construction and conforms to all applicable height, yard and coverage requirements of the Zoning Regulations. It will not exceed 32 feet in height.

9. Access to the proposed new building will be by way of the existing driveway to North Capitol Street abutting the north side of the existing school building and church.

10. Based upon current enrollment and faculty, the school requires approximately 72 parking spaces. There are presently 106 parking spaces available on the campus. The proposed new facility is to be located on a portion of the existing parking lot. However, regrade and redesign of the existing parking lot coupled with the providing of additional parking spaces elsewhere on the school campus will result in 105 parking spaces being available following completion of the new addition. This is still well in excess of the requirement of the Zoning Regulations of the District of Columbia.

11. The proposed addition is to serve as an adjunct to existing school facilities and will not result in any intensification of the use thereof. The school has existed for many years at its present location without any adverse affect on adjoining or nearby property.

12. At the conclusion of the Public Hearing on October 20, 1976 the Board left the record open to receive additional evidence concerning the school's policy regarding car pooling and information confirming any opposition to the prepared addition for residents of the unit block of "K" Street, N. W. It has been received and is predominately favorable to the application.


CONCLUSIONS OF LAW:

Based on the record, the Board finds that the relief sought herein is not likely to become objectionable to adjoining and nearby properties because of noise, number of students or otherwise objectionable conditions. The Board

further finds that the proposed special exception is in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and Maps. Accordingly, it is ORDERED that the application is hereby GRANTED.

VOTE: 3-0 ( Dr. Walter Lewis, William F. McIntosh and Leonard L. McCants; Esq., Lilla Burt Cummings, Esq., and William S. Harps, not voting, not having heard the application).

BY ORDER OF THE D. C BOARD OF ZONING ADJUSTMENT

ATTESTED By: 

ARTHUR B. HATTON

Executive Secretary

FINAL DATE OF ORDER: NOVEMBER 17, 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.